



Order Filed on May 21, 2019 by  
Clerk U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

LAW OFFICES OF MARK W. FORD, LLC  
MARK W. FORD, ESQUIRE  
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GLOUCESTER CITY, NJ 08030  
856-456-8811

In Re:  
Amalia Mejias

Case No.: 14-29177  
Hearing Date: May 21, 2019  
Chapter: 13  
Judge: Jerrold N. Poslusny

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☒ Followed ☐ Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: May 21, 2019**

  
\_\_\_\_\_  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 926 N. 7th Street, Camden, NJ 08101, New Jersey (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☐ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:

Amount to be paid:

Services rendered:

**OR:** ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$\_\_\_\_\_ claimed as exempt may be paid to the Debtor.
6. The ☐ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:

rev.8/1/15

## Imaged Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Amalia Mejias  
DebtorCase No. 14-29177-JNP  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 21, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 23, 2019.

db +Amalia Mejias, 2901 Cramer Street, Camden, NJ 08105-1315

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 23, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 21, 2019 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor Equity Trust Company Custodian FBO Adam Greenberg IRA  
 agreenberg@hgllclaw.com, btemple@hgllclaw.com  
 Brian C. Nicholas on behalf of Creditor OCWEN LOAN SERVICING, LLC bnicholas@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 Brian E Caine on behalf of Creditor Wilmington Savings Fund Society, et al  
 bcaine@parkermccay.com, BKcourtnotices@parkermccay.com  
 Denise E. Carlson on behalf of Creditor Residential Credit Solutions, Inc.  
 dcarlson@kmlawgroup.com, bkgroup@kmlawgroup.com  
 Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,  
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 Joshua I. Goldman on behalf of Creditor Residential Credit Solutions, Inc.  
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 Linda S. Fossi on behalf of Creditor U.S. Bank Cust/Pro Capital I, LLC  
 lfossi@zeitlawfirm.com,  
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 Mark W Ford on behalf of Debtor Amalia Mejias markfordlaw@juno.com  
 Michelle Banks-Spearman on behalf of Creditor City of Camden, Revenue Collection  
 MiSpearman@ci.camden.nj.us,  
 NaHarvey@ci.camden.nj.us;LyLaracu@ci.camden.nj.us;ElRedmer@ci.camden.nj.us  
 Raymond Shockley, Jr on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com

TOTAL: 11